



**Rezoning Petition No. 201500026**

**PROPERTY INFORMATION**

Address, Land Lot, and District	0 Roswell Road (17-0024-LL-085) Land Lot 24, District 17
Council District	4 (Gabriel Sterling)
Frontage	Approximately 209.85 feet of frontage along the northeasterly side of Roswell Road
Area	18.34 acres
Existing Zoning and Use	A (Medium Density Apartment District) undeveloped
Overlay District	Suburban
2027 Comprehensive Future Land Use Map Designation	R12-20 (12-20 units per acre)
Proposed Zoning	A-L (Apartment Limited District)

**APPLICANT/PETITIONER INFORMATION**

Property Owner Tabas Two, LLLP	Petitioner Ted Sandler	Representative Ted Sandler
Community Zoning Information Meeting January 27, 2015	Community Developer Resolution Meeting February 26, 2015	Planning Commission Hearing March 19, 2015
		Mayor and City Council Hearing April 21, 2015

**INTENT**

To rezone the subject property from A (Medium Density Apartment District) to A-L (Apartment Limited District) for construction of 362 multi-family dwelling units.

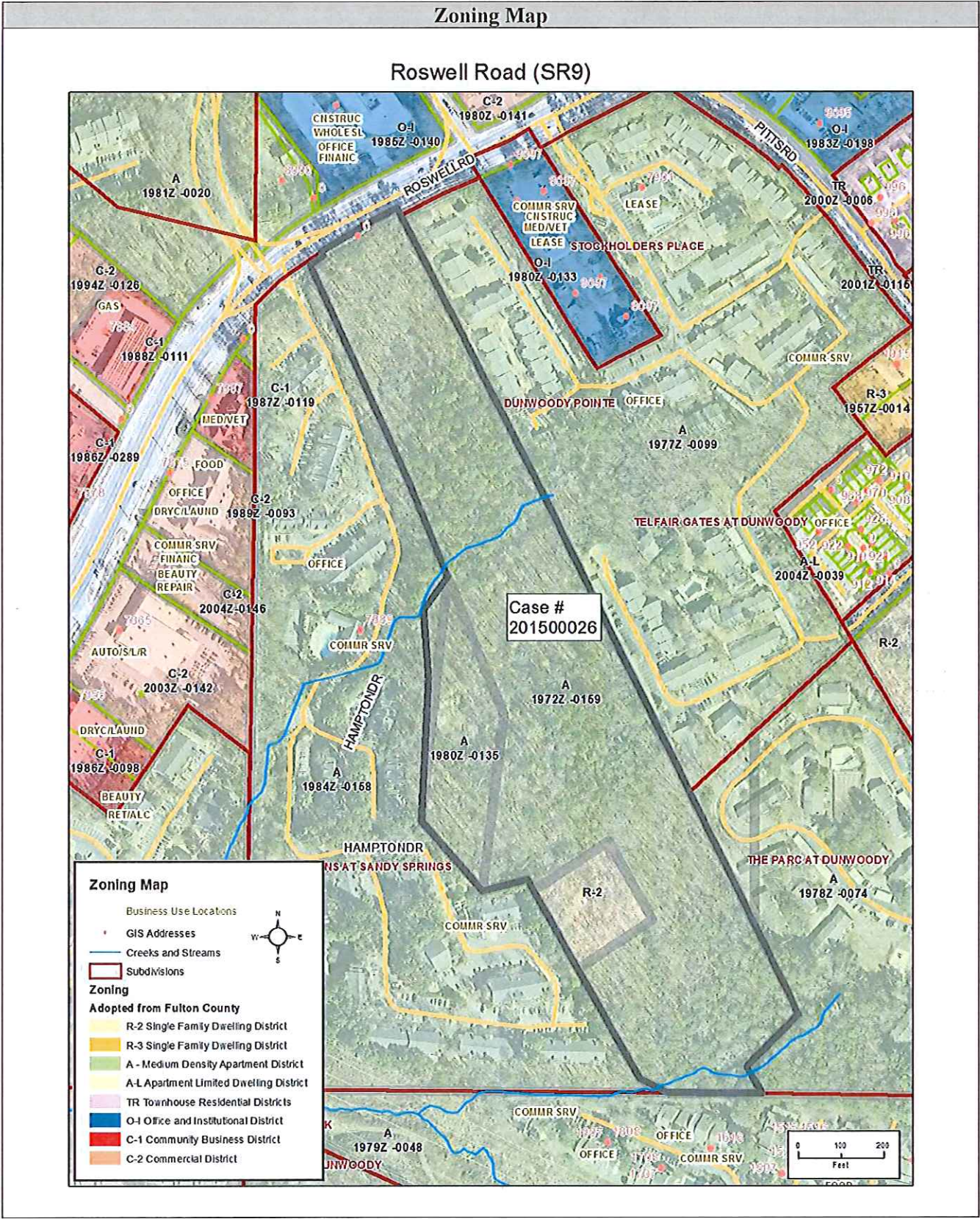
**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

**201500026- TBD**

**PLANNING COMMISSION RECOMMENDATION- March 19, 2015**

**201500026- TBD**

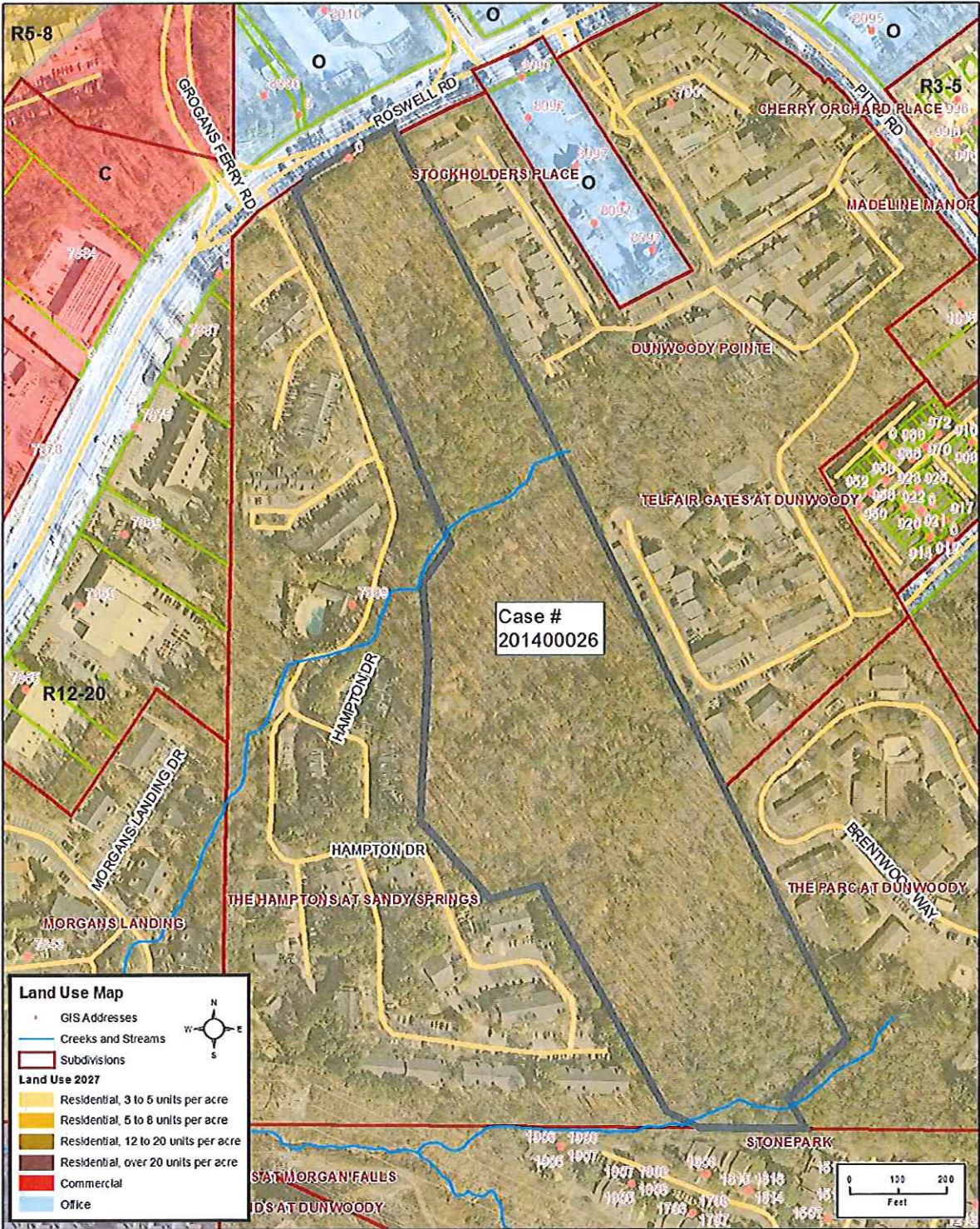






Future Land Use Map

Roswell Road (SR9)





***TABAS TWO, LLLP***  
*6000 Lake Forrest Drive - Suite 400 - Atlanta, Georgia 30328*  
*Office (404) 252-6111 Fax (404) 255-6499*

January 6, 2015

Via Hand Delivery

Angela Parker, Director  
City of Sandy Springs  
Department of Community Development  
7840 Roswell Road, Building 500  
Sandy Springs, GA 30350

Letter of Intent

RE: Application for Rezoning (the "Application")  
Tabas Two, LLLP ("Tabas")  
18.34 Acres Situated in Land Lot 24 of the 17<sup>th</sup> District, Fulton  
County (the "Property")

Dear Ms. Parker:

Please be advised that Tabas is the Owner of the Property and is pursuing this Application for the Property. The Property consists of approximately 18.34 acres and is undeveloped. The Property has approximately 250 feet of frontage along the south side of Roswell Road and is situated just north of the intersection of Grogans Ferry Road and Roswell Road.

**Rezoning Request**

Tabas is requesting a rezoning for the Property from the A Zoning District to the A-L Zoning District. The purpose of the request is to allow for the development of the Property for multi-family uses at a density of twenty units per acre. A proposed site plan showing the development plan is attached hereto (the "Site Plan"). The Site plan anticipates 367 multi-family units, a pool, club house, off street parking sufficient to satisfy the City's zoning requirements, open space and two storm water management areas (the "Project"). One point of access from Roswell Road is proposed.

Based on the specifics of the Project, we believe that the A-L Zoning District is the most appropriate to allow for the development of the Property in conformance with the Site Plan.

#### Support for Application

In support of our rezoning request we offer the following:

1. The proposed project is consistent with the City of Sandy Springs Comprehensive Plan (the "Comprehensive Plan").
  - a. Development densities recommended by the Comprehensive Plan for the area of the Property include a maximum residential density of up to 20 units to the acre. The Project is consistent with this limitation.
  - b. The Comprehensive Plan includes as an objective, the protection of environmentally sensitive areas. The Site Plan attempts to limit changes to the topography of the Property and respect the topography and current drainage patterns.
2. The Project is consistent with prior City Council zoning decisions in the area. The properties adjacent to Property to both the northeast and southwest have been zoned and developed for multi-family use. Both of these properties were approved at a density of 12 units to the acre. The parcel located along Roswell Road across from Morgan Falls Road is developed for apartments at 20 units to the acre.
3. The Site Plan satisfies all of the development requirements in the City's Zoning Ordinance related to the A-L Zoning District. Stream buffers, open space requirements, yard setbacks and off-street parking requirements will be met. No variances or special permits will be required to allow for the development of the Project.
4. The Project will satisfy the requirements for the Suburban Overlay District. The architectural design of the improvements proposed will satisfy the building design guidelines for the Suburban Overlay District, building materials will be as specified and the architectural features for the Project will meet the Suburban Overlay District guidelines.

Angela Parker  
Dept. of Community Development  
January 6, 2015  
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#### Conclusion

We ask for your support for the Application. It is our opinion that the re-zoning requested is consistent with the provisions of the City of Sandy Spring's Comprehensive Plan, the Zoning Ordinance and the requirements of the City's Suburban Overlay District. Further, we believe that the rezoning of the Property to allow for the Project is consistent with prior City Council rezoning actions in this area of the City.

Your support of the Application is appreciated.

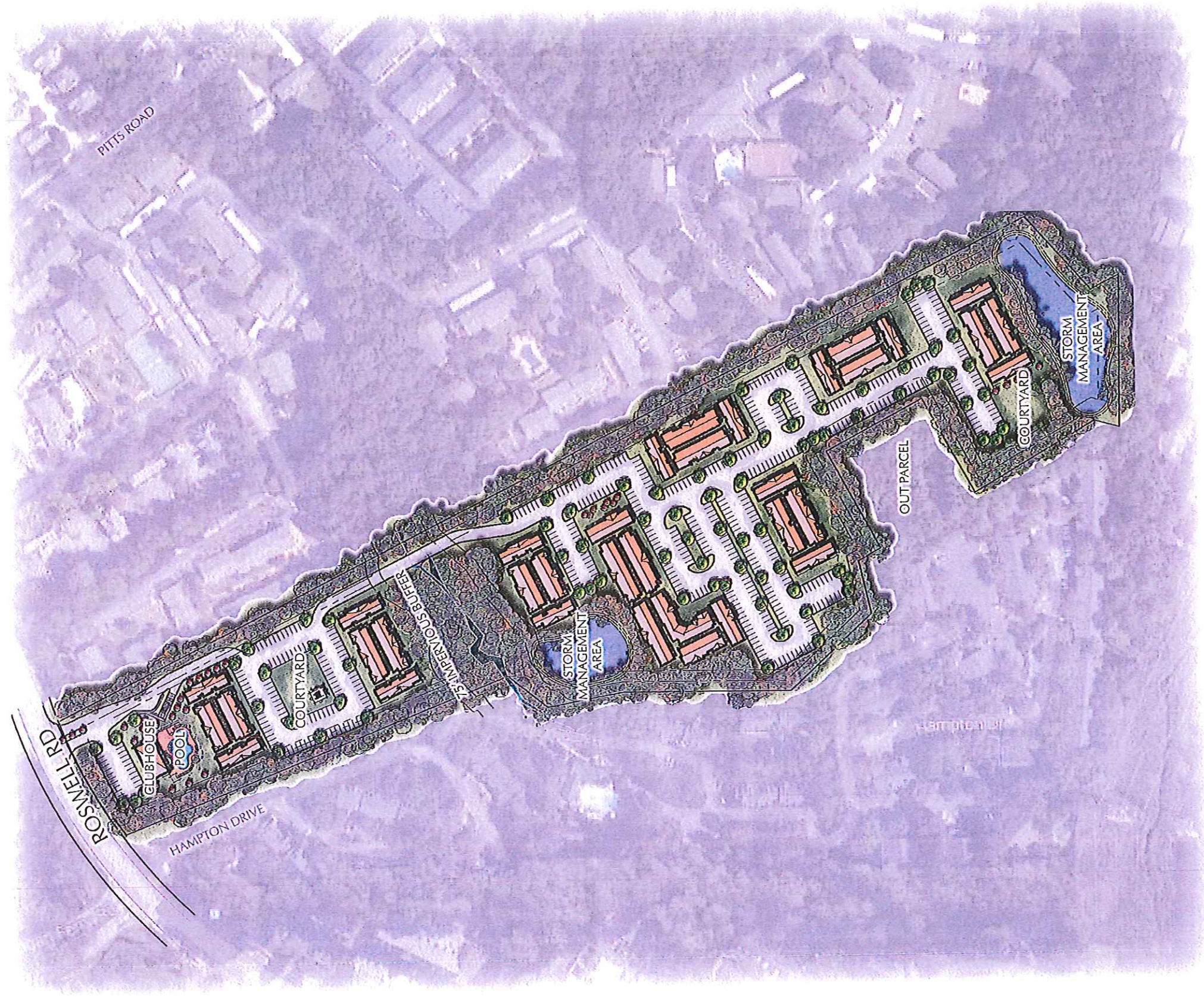
Sincerely,

A handwritten signature in blue ink, appearing to read "Angela Parker", followed by a small "GP" monogram.

Tabas Two LLLP



# HERITAGE ON ROSWELL



HERITAGE CAPITOL PARTNERS  
CENTURY SPRINGS WEST  
6000 LAKE FORREST DRIVE, STE 400  
ATLANTA, GEORGIA 30328



PLANNERS AND ENGINEERS  
COLLABORATIVE



NTS